

Appeal 6016576

Submitted on 21 September 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	29 July 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mr & Mrs Allen
Contact details	Nikolas Antoniou NJA Town Planning Ltd
What is your phone number?	
What is the address of the appeal site?	Town Barn Dragons Green Road Shipley West Sussex RH13 8GQ
What is the area of the appeal site?	0.34 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	No
Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	No

Access for inspection	Yes To appreciate the proposal in context
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/26/0766
Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Construction of self-build dwelling and conversion of existing barn to form home office together with associated driveway
Did the local planning authority change the description of development?	No
Summarise why you are appealing	Ground 1 The decision of the LPA does not reflect the latest (NPPF) August 2026. In line with paragraph 7.3.4 guidance on the Gov.uk website the NPPF is a material change in circumstances, and it is requested the Appellants Statement of Case is considered. The Appellants consider that the Council's assessment is therefore out of step with the current framework, particularly policy S5(1)(j), which supports qualifying development outside settlements addressing evidenced unmet need. Ground 2 Regarding refusal reason 1, the Council's reported housing supply of only 1.7 years supports reduced weight being given to restrictive housing location policies. The Shipley Neighbourhood Plan is over five years old and contains no housing allocations. The self-build dwelling would contribute to unmet housing need. The appellants maintain that the site is not physically isolated, given surrounding development and its relationship with Southwater, accessible by roads, footpaths and cycling routes. Policy S5 acknowledges that some car dependence in rural areas is acceptable. Ground 3 Regarding refusal reason 2, the case officer accepts the dwelling's traditional design and materials as appropriate to the area. Its setback, retained trees and hedgerows, enclosed wider boundaries and landscaping would restrict visibility with any views being more distant limiting impact. The appellants contend that landscape effects would be localised, without

significant harm to wider countryside character. Sensitive restoration of the barn provides an additional road frontage benefit. For the above reasons, those set out in the application and statement of case, the appeal should therefore be allowed.

Have there been any significant changes that would affect the application?

National policy changes
National Planning Policy Framework August 2026. It is requested that the Appellants statement of case be accepted. Gov.uk website states:

7.3.4. If, in the time since the LPA issue a decision on the application, there has been a material change in circumstance, the Planning Inspectorate may consider accepting new evidence. This exception will likely only include the following cases:

A material and relevant change in development plan policy and/or national planning policy (including emerging policies)

How would you prefer us to decide your appeal?

Written representations

Are there other appeals linked to your development?

No

Upload documents

Application form

[Application Form.pdf \(/document/b0674694-da46-492c-aeb9-b0f3b18f2725\)](#)

Did you submit an environmental statement with the application?

No

Decision letter

[Decision Full Application Refusal Notice.pdf \(/document/ff24536a-d84b-4029-881d-4457f1ef1f7d\)](#)

Do you have a planning obligation to support your appeal?

No

Did you submit a separate ownership certificate and agricultural land declaration with your application?

No

Do you want to apply for an award of appeal costs?

No